

New PWD Rest House, Civil Lines, Gurugram, Haryana नयापी.डब्ल्यू.डी. विश्रामगृह, सिविल लाईंस, गुरुग्राम हरियाणा

Project Smartworld Orchard  
Promoter M/s Suposhaa Realcon Pvt. Ltd.

**PROJECT HEARING BRIEF**

SNo.	Particulars	Details	
1.	Name of the project	Smartworld Orchard	
2.	Name of the promoter	M/s Suposhaa Realcon Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Revenue estates of Village Behrampur and Ullawas, Sector 61, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Auspicious Infrastructure Pvt. Ltd, Regal Green Land Pvt. Ltd. and Commander Realtors Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Status of project	Ongoing	
9.	Temp. ID	RERA- GRG- PROJ- 1039- 2022	
10.	Date of completion declared u/s 4(2)(I)(c)	31.12.2024	
11.	Status of QPR	Submitted	
12.	Fee calculation	For 23.29999 acres	<u>Registration fee</u> = (3771.668 x 20) + (90520.036 x 10) = Rs. 9,80,634/-  <u>Processing fee</u> =94291.704 x 10 = Rs. 9,42,917/-  Total = Rs. 19,23,551/-
		Paid at the time of registration of 20.60902 acres	17,95,000/-  (processing fee to be deducted = Rs. 8,34,018/-)



		Remaining fee for 23.29999 acres	9,62,569/-
		Fee paid at the time of application for registration of 2.69097	2,42,000/-
		Deficit fee	7,20,569/- Paid through RTGS 52022901900651197 dated 19.09.2022
13.	License no.	62 Of 2022 68 of 2021	Valid up to 24.05.2027 Valid up to 15.09.2026
14.	Total licensed area	23.2999 Acres	Area to be registered 2.69097 Acres
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	
		62 Of 2022	25.05.2022
		68 of 2021	16.09.2021
	ii)	Zoning Plan Approval	25.05.2022
	iii)	Layout plan Approval	25.05.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	13.09.2022
	viii)	Electricity load availability connection	29.08.2022
16.	File Status	Date	
	Project received on	01.09.2022	
	First reply submitted on	16.09.2022	
	First hearing on	19.09.2022	
	Second reply submitted on	21.09.2022	
	Third reply submitted on	27.09.2022	
	Second hearing on	27.09.2022	



17. **Case history-**

Director, Town and Country Planning, Haryana (DTCP) has granted a license bearing No. 68 of 2021 dated 16.09.2021 for setting up an affordable residential plotted colony under Deen Dayal Jan Awas Yojna DDJAY policy of the Government of Haryana, on land measuring 20.60902 acres situated in Sector 61, Gurugram.

The Authority upon the submission of RERA registration application by the Promoter has already issued registration certificate vide Registration No. 73 of 2021 dated 27.10.2021.

Now, upon application by the Promoter, the DTCP has granted additional license for setting up affordable residential plotted colony as an extension of the Colony on 2.69097 acres land abutting to the existing land under License No. 68 of 2021 **subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process**

Thus, the total licensed land now measures 23.2999 acres (20.60902 + 2.69097) acres and is owned by licensee / land owning companies namely-Auspicious Infrastructure Pvt. Ltd. Commander Realtors Pvt. Ltd, Buzz Hotels Pvt. Ltd, High Star Builders Pvt. Ltd., Adson Software Pvt. Ltd., Ireo Pvt. Ltd., Five Rivers Buildcon Pvt. Ltd., Bulls Realtors Pvt. Ltd. High Responsible Realtors Pvt. Ltd., Hi-Energy Realtors Pvt. Ltd., Ornamental Realtors Pvt.Ltd., Regal Green Lands Pvt. Ltd, and Suposhaa Realcon Private Limited who are developing the 23.29999 acres DDJAY colony in collaboration with Suposhaa Realcon Private Limited in terms of the registered collaboration agreements bearing Vasika nos. 3346 Dated 26-10-2020 & 2195 dated 07-06-2021 and license Nos. 68 of 2021 dated 16.09.2021 and 62 of 2022 dated 25.05.2022.

The promoter has now applied for the registration of 2.69097 acres licensed land under section 4 of Real Estate (Regulation and Development), Act 2016 and requested for amendment of RERA registration no. 72 of 2021 dated 27.10.2021 by superseding the existing project details so that this application is treated for the whole project as a succession to the previous granted registration.

The promoter undertakes to complete the development of the entire 23.29999 acres colony within the stipulated date 31.12.2024 as given at the time of registration earlier granted of the project.

It is noted that there is revision in the layout plan and as per the revised layout the project consists of 416 residential out of which 200 are frozen. The authority has earlier registered 362 plots.

On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 19.09.2022.

**Documents submitted on 16.09.2022**



1. Approved service plans and estimated along with sanctioned letter.

**Proceeding dated : 19.09.2022**

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case. Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (AR) are present on behalf of the promoter. Although the AR submits that the approval of revised lay out plan has been obtained from DTCP after obtaining objections from the existing allottees in pursuance to the policy dated 25.01.2021 issued by Principal Secretary to Govt. Haryana T&CP; Department. The AR submits that the consent of 2/3rd allottees prior to revision were obtained and shall be submitted in the Authority. Further a list of the changes in the revised plan viz a viz earlier sanctioned plan shall also be submitted duly marked on the plan for inspection of the allottees and one-week public notice shall be issued by the Authority in two newspapers at the cost of the applicant promoter. Deficit fee, if any be also paid before the next date of hearing along with proof of having deposited the deficit fee. The matter to come up on 27.09.2022.

**Scrutiny of reply dated 21.09.2022**

1. Deficit fee of Rs. 7,20,569/- needs to be paid.  
**Status: Paid through RTGS 52022901900651197 dated 19.09.2022**
2. Hard copy of corrected DPI after uploading the remaining documents need to be submitted.  
**Status: Submitted**
3. CA certificate for cost incurred up to date of application of registration needs to be uploaded in the online DPI.  
**Status: Submitted**
4. Allottee related draft documents including Application form, Allotment letter, BBA, Conveyance deed and payment receipt needs to be uploaded in online DPI.  
**Status: Uploaded**

**Document submitted on 27.09.2022**

Copy of newspapers in which the public notice inviting objections related to revision in layout is published.


**Proceedings dated 27.09.2022**


The Authority directed the promoter to rectify the deficiencies and deposit the deficit fee, if any within the time period indicated against each project, otherwise, the application is liable to be rejected after following the prescribed procedure as provided in the Act, 2016 and rules made thereunder.

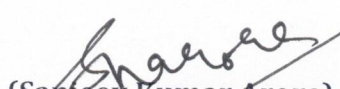


**It is submitted that the date of filing objection with regard to the documents relating to change in layout plan was 29.09.2022 and no objection is received in the Authority.**



18.	<b>Deficit documents</b>	1. Hard bound copy of corrected online DPI and REP-I (Part A-H) needs to be submitted.
19.	The requisite required documents for grant of registration have been submitted by the promoter. Therefore, recommended for the grant of registration. The part of the land of the present application is registered vide registration No. 73 of 2021 dated 27.10.2021 and now after superseding the earlier registration without amending the date of completion of the project new RC is to be issued. The A to H information is to be filled up afresh for the whole project and DPI for the whole project is to be submitted which has already been done. Now onwards QPRs shall be based on A to H information in REP-I for the whole project and a mention shall be made on the earlier registration certificate and A to H of the earlier registered part be blocked forthwith.	

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

<b>Day and Date of hearing</b>	Tuesday and 04.10.2022
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
Proceedings dated 04.10.2022	
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.	
Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (AR) are present on behalf of the promoter.	
Approved as proposed. A condition be incorporated in the registration certificate that in the eventuality of final outcome in the matter decided against the land owners/license holders and/or collaborator in the matter pending in Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process, then the promoter is obligated to refund the amount received from allottees along with interest at the prescribed rate without prejudice to any other remedy including compensation.	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram	